

The regular meeting of the Gilmer County Planning Commission / Gilmer County Board of Land Use Appeals will be called to order at 5:00P.M. on November 18th, 2021 and will be held at the Gilmer County Jury Assembly Room, 1 Broad Street, Ellijay, Georgia. All matters properly noticed for hearing or otherwise identified pursuant to the published agenda, including public hearings concerning amendments to the land use ordinance, may be considered and duly acted upon by the Board of Land Use Appeals at any time thereafter, or may be otherwise rescheduled for consideration, hearing or further action at the discretion of the Board of Land Use Appeals. Meeting agendas shall be available to the public not less than twenty-four hours in advance of the regular meeting at the Gilmer County Department of Planning & Zoning, 1 Broad Street, Suite 002, Ellijay, Georgia, and will be posted at the location of the meeting as set forth above.

**GILMER COUNTY PLANNING COMMISSION /
GILMER COUNTY BOARD of LAND USE APPEALS
PUBLIC HEARING
LAND USE ORDINANCE AMENDMENT
Thursday, November 18th, 2021 at 5:00 P.M.**

Pursuant to Section 62-339 of the Gilmer County Land Use and Development Ordinance, the Gilmer County Board of Land Use Appeals will hold a public hearing on Thursday, November 18th, 2021 at 5:00 P.M. in the Gilmer County Jury Assembly Room in Ellijay, Georgia. The purpose of the public hearing is to hear public comment concerning an application to amend the Gilmer County Land Use Ordinance as follows

Consideration of Application to Amend Gilmer County Land Use Ordinance (Variance Request)

Applicant Name – Tom & Diane Wolf
Owner Name – Tom & Diane Wolf
Owner Address – P.O. Box 374, Ellijay, Ga. 30540
Property Location – 438 Cougar Lane, Ellijay, Ga. 30540
Map and Parcel Number – 3034-028C
Size of Property – 1.75 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Build a 30x40 New Residence
Variance Requested – 16' Variance to the 40' Rear Setback

Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning / Conditional Use Request(s))

2. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Tyler A. Whitlow
Owner Name – Tyler A. Whitlow
Owner Address – 11007 Chatsworth Hwy., Ellijay, Ga. 30540
Property Location – 11007 Chatsworth Hwy., Ellijay, Ga. 30540
Map and Parcel Number – 3017-021
Size of Property – 3.6 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Have Zoning Match Use – small Farm

3. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Lewis & Andrea Bramlett
Owner Name – Lewis & Andrea Bramlett

Owner Address – 1438 Hwy. 382W, Ellijay, Ga. 30540
Property Location – 0 Hwy 382W, Ellijay, Ga. 30540
Map and Parcel Number – 3054-029
Size of Property – 8.64 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Combine with Adjacent Parcel for Conservation

4. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Jeff & Angela Garland
Owner Name – Jeff & Angela Garland
Owner Address – P.O. Box 817, East Ellijay, Ga. 30539
Property Location – 569 Tyler Road, Ellijay, Ga. 30540
Map and Parcel Number – 3066C-013B
Size of Property – 2.0 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Combine multiple parcels

5. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Jeff & Angela Garland
Owner Name – Jeff & Angela Garland
Owner Address – P.O. Box 817, East Ellijay, Ga. 30539
Property Location – 569 Tyler Road, Ellijay, Ga. 30540
Map and Parcel Number – 3066C-013C
Size of Property – 2.08 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Combine multiple parcels

6. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Randy Durden
Owner Name – Stoney River Farm, LLC
Owner Address – P.O. Box 1702, Ellijay, Ga. 30540
Property Location – 0 Cornett Drive, Ellijay, Ga. 30540
Map and Parcel Number – 3080-017
Size of Property – 5.02 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Split parcel out of large tract w/1 home built on it

7. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Shannon Manning-Ridings
Owner Name – Shannon Manning-Ridings
Owner Address – 213 Alpine Court, Ellijay, Ga. 30540
Property Location – 106 Southside Church Street, Ellijay, Ga. 30540
Map and Parcel Number – 3066A-003A
Size of Property – 1.65 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – C-1 (Commercial)
Proposed Use of Property – Combine with adjacent C-1 parcel

8. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Myles T. Coleman
Owner Name – Myles & Casey Coleman
Owner Address – 1423 Talking Water Way, Ellijay, Ga. 30536
Property Location – 1416 Talking Water Way, Ellijay, Ga. 30536
Map and Parcel Number – 3160-003
Size of Property – 1.27 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Combine with Adjacent Parcel

9. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – Melinda Goble
Owner Name – Melinda Goble
Owner Address – 295 Big Willow Lane, Ellijay, Ga. 30536
Property Location – 295 Big Willow Lane, Ellijay, Ga. 30536
Map and Parcel Number – 3138C-003
Size of Property – 34.8 acres (32.8 acre portion)
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Cut 2 acres out of parcel for single-family residence
– remainder of parcel will contain 3 homes – the max allowed on an A-1 parcel

10. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – CM Holding Company, LLC
Owner Name – Russell & Vera Williams Estate – % Ms. Alice Gentry
Owner Address – 246 Gentry Circle, Dahlonega, Ga. 30533
Property Location – 85 Yukon Road, Ellijay, Ga. 30540
Map and Parcel Number – 3082-004
Size of Property – 14.2 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – R-4 (Residential Multi-Family - Medium Density)
Proposed Use of Property – Townhome Development

11. Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning Request(s))

Applicant Name – CM Holding Company, LLC
Owner Name – Russell & Vera Williams Estate – % Ms. Alice Gentry
Owner Address – 246 Gentry Circle, Dahlonega, Ga. 30533
Property Location – 0 Yukon Road, Ellijay, Ga. 30540
Map and Parcel Number – 3082-005A
Size of Property – 15.64 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – R-4 (Residential Multi-Family - Medium Density)
Proposed Use of Property – Townhome Development

Final / Preliminary Plat Approval

1. High River – Phase 8 – Final
2. High River – Phase 9 – Final
3. Tails Creek Estates - Preliminary
4. Anderson Creek Retreat –Phase 6 - Preliminary
5. Oak Hill Farms - Final

Pursuant to Section 62-340 of the Gilmer County Land Use and Development Ordinance, "Whenever a map amendment or an application for conditional use is proposed, the land development officer shall cause to have posted in a conspicuous place on said property one or more sign(s), the size of which may be prescribed by resolution of the county board of commissioners and each of which shall contain information as to the proposed change and the date, time and location of the public hearing before the public hearing body."

Agenda is subject to change.